



FOR LEASE

22905 56TH AVE W

MOUNTLAKE TERRACE, WA 98043

*2,200 SF of Flexible Medical/
Clinic Space Available in
Mountlake Terrace*

FOR LEASE

Property Highlights

2,200 SF standalone building with main thoroughfare exposure

Four open concept exam rooms, plus three other flex/exam rooms

Includes seven parking spaces, plus ample street parking available

\$17.00/SF, NNN

Approximate NNN \$7.06/SF/year

Part of Mountlake Terrace Town Center Revitalization Zone

Dental plumbing and electric available

\$17.00

PSF, NNN

±\$7.06

NNN/SF/YEAR

Exclusively listed by

CHARLES CAPLICE

Associate

425.450.1160

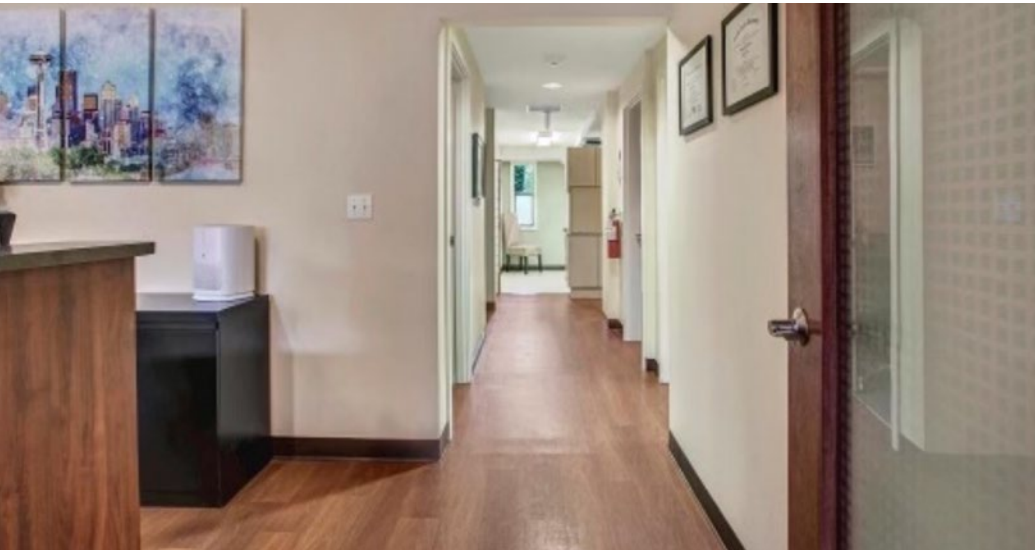
charles.caplice@kidder.com



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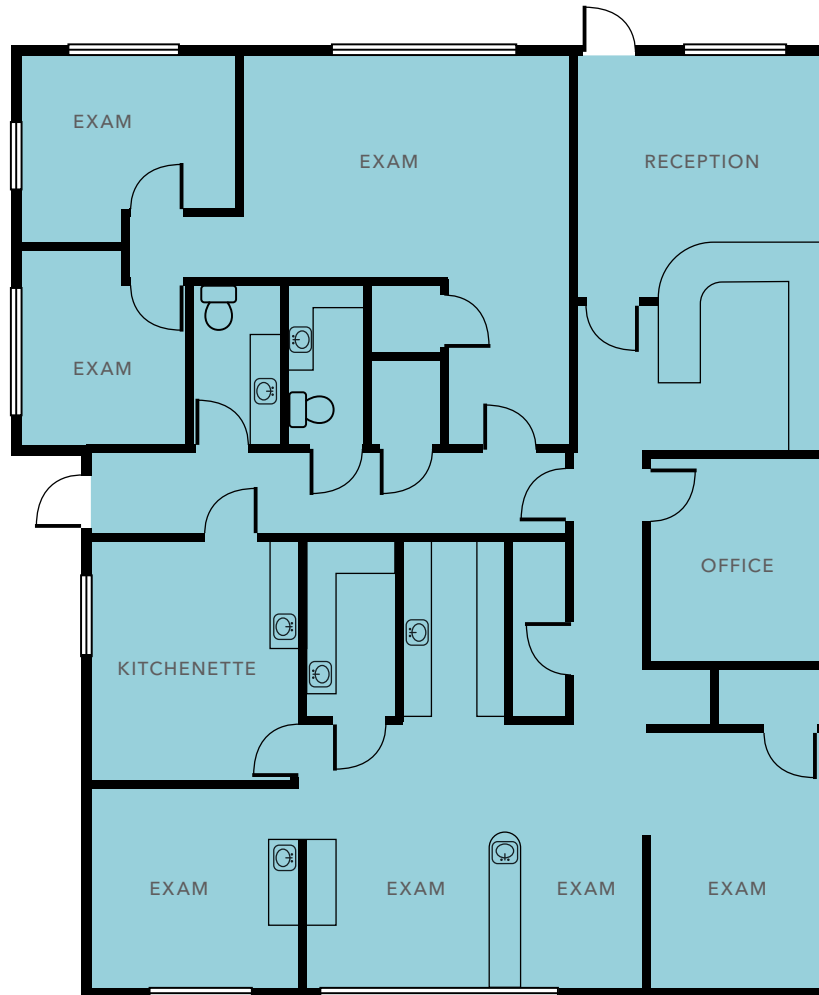




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FLOORPLAN



Floorplan not to scale



2,200 SF

BUILDING AREA

\$17/SF, NNN

LEASE RATE

±\$7.06

NNN/SF/YEAR

11/01/24

AVAILABLE

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5 MIN

TO I-5

6 MIN

TO HWY 104

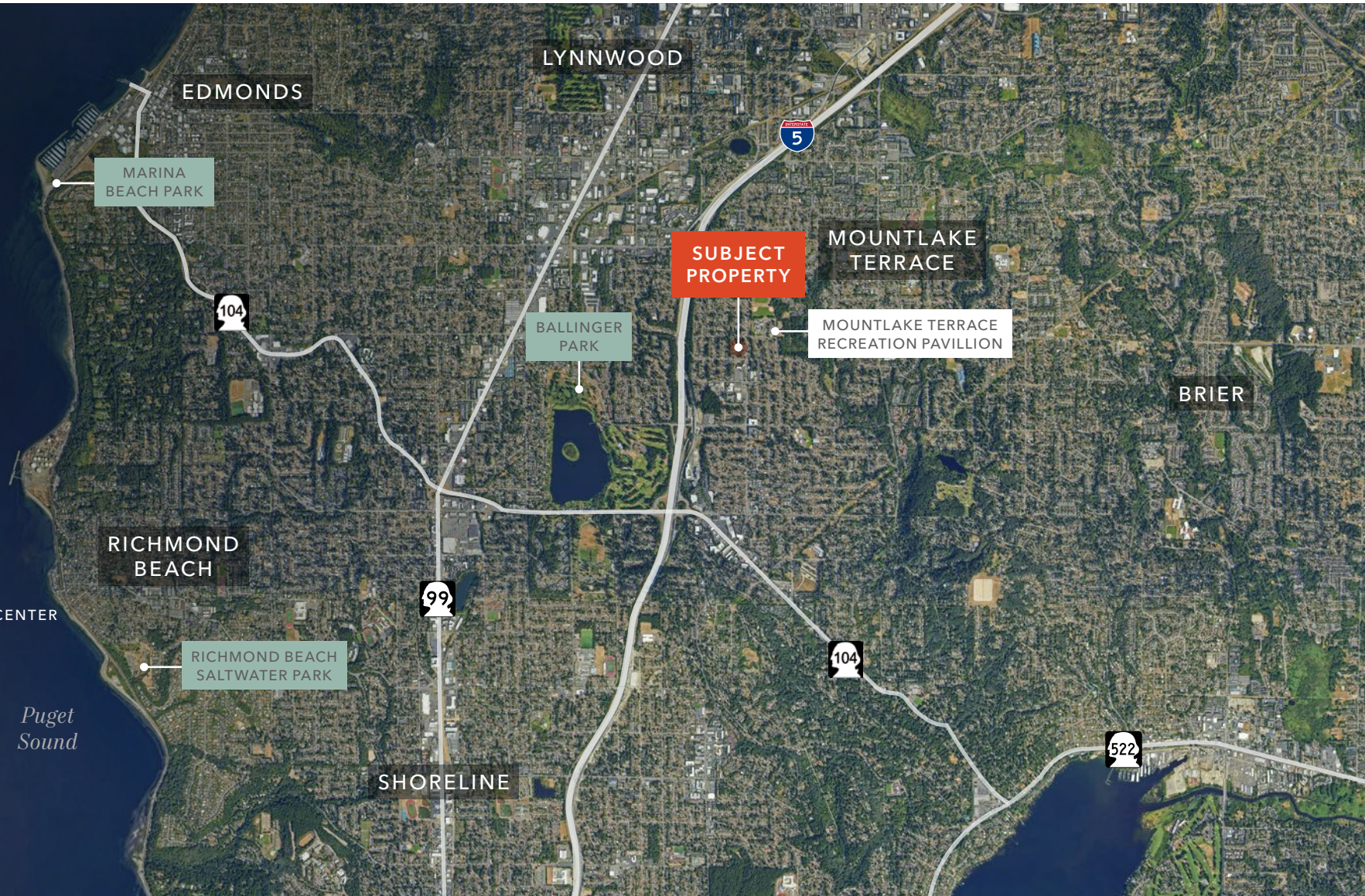
9 MIN

TO HWY 99

3 MIN

TO NEW BUS TRANSIT CENTER

Puget
Sound



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